



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Assessor's Office

S. Steven Juda
Town Assessor

Memorandum

To: Tanya D. Lane, Acting Town Manager
From: S. Steven Juda, Assessor
Date: March 28, 2016
Re: Minutes of the Board of Assessment Appeals

The Board of Assessment Appeals held meetings on March 8th, 9th, 10th, and 17th, 2016 to listen to assessment appeals against the October 1, 2015 grand list and the October 1, 2014 supplemental motor vehicle grand list. The meetings occurred at the Assessor's office, 131 Cedar Street, Newington, Connecticut.

The meetings were held over four nights. Board of Assessment Appeals members met following the scheduled appointments for deliberation on each evening. Notices of the BAA actions were sent out by mail on March 28, 2016. The following table summarizes the financial implications of their deliberations:

Total Assessment Reductions By BAA		\$7,101,327
Projected Mill Rate		0.03560
Tax Loss Due To Baa Actions		\$252,807
Number Of Appeals		
Accounts With Changes	71%	65
Accounts With No Changes	25%	23
No Show Or Withdrawn	<u>4%</u>	<u>4</u>
	100%	92

Copies of minutes of those meetings are attached and the summary will be published on the Town of Newington website.

CC:

Tanya Lane, Acting Town Manager
Ann Harter, Finance Director
Maria Pane Member Board of Assessment Appeals
Lou Califano, Member Board of Assessment Appeals
Fred Callahan, Member Board of Assessment Appeals

TOWN OF NEWINGTON BOARD OF ASSESSMENT APPEALS - 2015 GRAND LIST

ST#	STREET	PROPERTY OWNER NAME	ASSMT	BAA ASSMT	CHANGE
4	Adam Dr	Anita Marren	\$218,050	\$209,300	\$8,750
43	Adam Dr	Reale & Vilson Kurti	\$165,680	\$154,000	\$11,680
88	Audubon Av	Aaron William & Emily Hochheiser	\$146,870	\$122,500	\$24,370
171-173	Audubon Ave	Robert C Polomsky	\$167,390	\$150,500	\$16,890
48	Beacon St	Gail K Verheyen Living Trust	\$187,700	\$181,300	\$6,400
2089	Berlin Tpk	Shiv Associates Inc	\$693,510	\$554,805	\$138,705
2155	Berlin Tpk	Maple Motel LLC	\$614,570	\$491,660	\$122,910
2207	Berlin Tpk	Neel LLC	\$396,640	\$317,314	\$79,326
2273	Berlin Tpk	LIRAJ Inc	\$223,110	\$178,488	\$44,622
2355	Berlin Tpk	McDonalds Real Estate Company	\$1,777,310	\$1,777,310	\$0
2500	Berlin Tpk	Scnon LLC	\$1,101,330	\$875,000	\$226,330
2550	Berlin Tpk	Fernandez Real Estate LLC	\$1,386,480	\$1,386,480	\$0
2611	Berlin Tpk	NILBHR LLC	\$699,050	\$559,240	\$139,810
2672	Berlin Tpk	VAIBHAV LLC	\$643,860	\$515,088	\$128,772
2897	Berlin Tpk	SB Newington 433 LLC	\$1,480,410	\$1,480,410	\$0
3153	Berlin Tpk	McBride Properties Inc	\$1,623,130	\$1,623,130	\$0
3191	Berlin Tpk	Estate of Richard J Bonelli	\$1,001,670	\$1,001,670	\$0
3270	Berlin Tpk	Lowes Home Centers Inc	\$12,114,080	\$10,150,000	\$1,964,080
3025-3095	Berlin Tpk	Berlin Newington Associates LLC	\$7,055,240	\$7,055,240	\$0
3103-3123	Berlin Tpk	CERES Newington Associates LLC	\$5,968,900	\$5,968,900	\$0
3260-3280	Berlin Tpk	Kleban Newington LLC	\$2,090,360	\$2,030,000	\$60,360
24	Broadview	Jayeshkumar & Parisha Patel	\$318,170	\$245,000	\$73,170
262	Brockett St	JGF Holding Company LLC	\$804,900	\$700,000	\$104,900
207	Camp Ave	Ttofi Children Trust El Al	\$108,590	\$101,500	\$7,090
228	Candlewyck Dr	Robert, Teresa, Marian & Katherine Cupial	\$220,880	\$209,300	\$11,580
18	Cedar St	Hayes Properties Newington LLC	\$559,270	\$559,270	\$0
40	Cedar St	Hayes Properties Newington LLC	\$1,799,490	\$1,799,490	\$0
712	Cedar St	Fenn Road Associates LLC	\$1,260,000	\$1,260,000	\$0
240	Church St	New Meditrust Company LLC	\$4,592,810	\$4,592,810	\$0
357	Churchill Dr	Leo T McGrath	\$118,140	\$109,900	\$8,240
58	Dartmouth Pl	Marion Favara	\$158,070	\$133,000	\$25,070
161	Dowd St	Seth Borg	\$140,130	\$133,638	\$6,492
75	Elton Ln	Joann Petit	\$132,290	\$128,800	\$3,490
16	Fenn Rd	Fenn Road Associates LLC	\$107,620	\$107,620	\$0
22-44	Fenn Rd	Hayes Kaufman Newington Associates LLC	\$11,084,720	\$11,084,720	\$0
174	Francis Ave	American Muscle	\$21,930	\$12,600	\$9,330
124	Goodale Dr	Jonathan P Lebel	\$123,650	\$105,000	\$18,650
87	Groveland Ter	James T Palanza	\$217,470	\$105,000	\$112,470
24	Harding Ave	Greg E Pignone	\$166,380	\$140,000	\$26,380
218-240	Hartford Ave	Mandell Properties LLC	\$6,665,010	\$5,950,000	\$715,010
54	Hunters Ln	Sandro & Maria Adele Quercia	\$136,080	\$126,000	\$10,080
122	Hunters Ln	Patrick B Moore & Penny L Trick	\$143,070	\$126,000	\$17,070
166	Hunters Ln	David R Peloquin	\$136,080	\$129,500	\$6,580
168	Hunters Ln	Alice S Holcomb	\$136,080	\$126,000	\$10,080
199	Hunters Ln	Leonardo T & Carol A Valentino	\$136,080	\$126,000	\$10,080

172 Kelsey St	Souto Properties of Connecticut LLC	\$964,130	\$964,130	\$0
182-186 Kelsey St	182-186 Kelsey LLC	\$840,300	\$840,300	\$0
57 Kitts Ln	Michael J Waugh	\$138,200	\$128,540	\$9,660
150 Kitts Ln	TLG Newington LLC	\$997,210	\$920,500	\$76,710
162-192 Kitts Ln	TLG Newington LLC	\$11,009,080	\$10,430,000	\$579,080
196-206 Kitts Ln	TLG Newington LLC	\$8,441,440	\$6,965,000	\$1,476,440
319 Lloyd St	Robert E Berner & Fred E Berner LU	\$116,680	\$105,000	\$11,680
65 Louis St	PRB Realty LLC	\$1,094,570	\$1,094,570	\$0
75 Lowrey Pl	Lowrey Place Realty LLC	\$750,540	\$700,000	\$50,540
357 Main St	Kondaur Capital Corporation	\$143,100	\$143,100	\$0
1181 Main St	Hayes Kaufman Newington Main Street LLC	\$2,143,850	\$2,143,850	\$0
1018 Main St	Shirley S Samuels	\$830,670	\$700,000	\$130,670
1052-1068 Main St	Motta Investments LLC	\$534,630	\$420,000	\$114,630
955-1005 Main St	Hayes Properties Newington LLC	\$881,400	\$881,400	\$0
57 Meadowview Ct	Jane Ancona Siegel	\$322,340	\$308,000	\$14,340
Motor Vehicle	Jean M Nozka	\$2,050	\$910	\$1,140
Motor Vehicle	Robert D Tuilsano Jr	\$9,700	\$2,800	\$6,900
215 New Britain Ave	Wojciech & Janina M Kowalski	\$242,320	\$224,000	\$18,320
275 New Britain Ave	The Magnoli Children Trust	\$173,740	\$162,400	\$11,340
528 New Britain Ave	Joseph V & Barbara Ann Blain	\$151,540	\$140,000	\$11,540
145 Nicholson St	Joseph R & Yoneko Ronczka	\$184,870	\$175,000	\$9,870
705 No Mountain Rd	Ballimore LLC	\$606,300	\$490,000	\$116,300
711 No Mountain Rd	Equity 96 LLC	\$568,230	\$568,230	\$0
746 No Mountain Rd	Capitol City Investments LLC	\$210,510	\$168,000	\$42,510
181 Pane Rd	PDG LLC	\$254,800	\$175,000	\$79,800
78 Pfister Dr	David C Scollo	\$262,100	\$252,000	\$10,100
16-1K Progress Cir	Polamer Realty LLC	\$91,910	\$84,000	\$7,910
16-1L Progress Cir	Polamer Realty LLC	\$91,910	\$84,000	\$7,910
16-1M Progress Cir	Polamer Realty LLC	\$91,910	\$84,000	\$7,910
16-J Progress Cir	Polamer Realty LLC	\$91,910	\$84,000	\$7,910
60 Prospect St	Prospect Street Tennis Center LLC	\$940,140	\$940,140	\$0
102 Raynel Rd	Anna DiBiase	\$207,870	\$192,500	\$15,370
29 Ridge View Crs	Laura J Campbell	\$343,390	\$315,000	\$28,390
12 Rosemary Ln	James M & Maria D DesBiens	\$131,020	\$122,500	\$8,520
91 Steeplechase Dr	Tiffany Gangi	\$148,860	\$147,000	\$1,860
171 Stonehedge Dr	Manuel C & Odilia F Santiago	\$175,000	\$162,750	\$12,250
121 Tremont St	John Rusczyk	\$202,990	\$175,000	\$27,990
24 Valley View Dr	Sergio & Carla Juvencio	\$307,630	\$273,000	\$34,630
27 Wakeley Rd	Marion P Miller	\$131,420	\$128,800	\$2,620
52 Wakeley Rd	John P & Patricia A McGovern	\$129,330	\$122,500	\$6,830
337 Willard Ave	ROMRAJ LLC	\$576,760	\$576,760	\$0
505 Willard Ave	Newington Realty LLC	\$4,567,710	\$4,567,710	\$0
1537 Willard Ave	Eugene J Taraschuk Sr Rev Trust	<u>\$147,390</u>	<u>\$136,500</u>	<u>\$10,890</u>
		\$109,293,700	\$102,192,373	\$7,101,327